

**Landowner-Specific Narrative Summary**  
**Logan Enterprises, Inc.**

To date, ATXI has been unsuccessful in obtaining an easement from Logan Enterprises, Inc. Logan Enterprises owns one parcel totaling approximately 169 acres along the Pana to Mt. Zion segment of the project in Macon County, Illinois. The parcel at issue has been designated internally as A\_ILRP\_PZ\_MA\_400\_ROW. As summarized on ATXI Exhibit 2.1, as of August 21, 2014, ATXI has contacted, or attempted to contact, Logan Enterprises or its attorney regarding acquiring an easement across the property on approximately 13 occasions, including 3 phone calls, 3 letters, and 7 emails. Logan Enterprises is represented by Mr. Jordan Walker of Sever Storey.

Before Logan Enterprises retained Mr. Walker, a CLS land agent spoke by phone with Mr. David Logan on May 14, 2014. Mr. Logan requested documentation reflecting the easement option and offer. The same day, the agent provided Mr. Logan with a copy of the easement agreement option, a GIS map of the easement area on the Logan Enterprises property, and a calculation sheet describing the offer of compensation. Mr. Logan did not express any particular areas of concern.

On May 19, 2014, ATXI received a letter of representation from Mr. Walker. Although Mr. Walker represents a number of landowners along the Project, he only permitted ATXI to negotiate with him with respect to one of his clients' properties, which belongs to Ms. Denise La Croix (whose property was the subject of another eminent domain proceeding, Docket 14-0291). During negotiations with Ms. La Croix in early February 2014, Mr. Walker informed ATXI that he was ending negotiations for all of the landowners he represents. In late June 2014, ATXI sent final offer letters to landowners for whose property the Commission granted ATXI eminent domain authority in Docket 14-0291, including Ms. La Croix. ATXI stated that it would proceed to circuit court if the offer was rejected. Mr. Walker then re-engaged in negotiations on those

**Landowner-Specific Narrative Summary**  
**Logan Enterprises, Inc.**

parcels and ATXI successfully obtained an easement agreement from Ms. La Croix. Mr. Walker and ATXI continue to negotiate easement language revisions and a Confidential Settlement Agreement that would apply to all of Mr. Walker's other clients.

Admittedly, ATXI has not specifically discussed Logan Enterprises with Mr. Walker, nor have the parties had any discussion about compensation since ATXI presented its initial offer. However, Mr. Walker has expressed his preference to proceed to condemnation rather than negotiate for his individual clients. Given the stalled negotiations concerning all properties represented by Mr. Walker, the parties are unlikely to reach voluntary agreement in a timeframe supporting the segment's in-service date, and therefore ATXI requests eminent domain authority for this property.

**Agent Checklist with Landowner**

1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent

☒ DB

2. Initial appointment set for 5-12-2014

☒ DB

3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting

☒ DB

4. Prepare and review Acquisition documents and maps

☒ DB

5. Provide landowner with business card and show Ameren ID badge

☐ DB

6. Ask the landowner they received the 14 day letter:

☒ DB

a. Ask if the landowner read 14 days letter

b. Does landowner have any questions regarding letter:

7. Provide/explain the purpose of the project

☒ DB

8. Discuss routing and how it affects landowner:

☒ DB

a. Provide Fact Sheet about the project

b. Provide landowner copies of:

i. Small scale map of the project

ii. Sketch and description of type of facilities/structures

iii. Approximate location of facilities

iv. Option for Easement including exhibit showing length and width of the easement area

v. Memorandum of Option Exhibit B

9. Make compensation offer, provide calculation sheet and explain basis of offer

☒ DB

10. Discuss subordination of mortgage, if applicable

☐ DB

11. Complete Construction Questionnaire, including name of tenant, if applicable

☐ DB

12. Provide EMF brochure, if requested

☐ DB

13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable

☒ DB

14. Agent Name (Print and Sign) T. Burghoff

☒ DB

# Macon County, IL

0.000 Acres, Macon County, Illinois

Tax ID: 20-17-300-002



## Ameren - Illinois Rivers



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.

- Route
- Tracts
- Section Boundary
- Adjacent Tracts

0 245 490 980 1,470 Feet

**Logan Enterprises, Inc**

Tract No.:A\_ILRP\_PZ\_MA\_400

Date: 7/25/2014

EXHIBIT 1

A 9.259 ACRE TRACT OF LAND SITUATED IN THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 14 NORTH, RANGE 2 EAST OF THE 3RD PRINCIPAL MERIDIAN, MACON COUNTY, ILLINOIS AND BEING PART OF A TRACT OF LAND DESCRIBED AS TRACT II IN DEED TO LOGAN ENTERPRISES, INC., RECORDED IN BOOK 2226, PAGE 562 OF THE DEED RECORDS OF MACON COUNTY, ILLINOIS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A POINT IN THE SOUTH LINE OF SAID SOUTHWEST 1/4, FROM WHICH THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 BEARS SOUTH 89 DEGREES 41 MINUTES 34 SECONDS EAST, A DISTANCE OF 1,493.33 FEET;

**THENCE** NORTH 89 DEGREES 41 MINUTES 34 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 132.92 FEET TO A POINT FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF U.S. ROUTE 51 (VARIABLE WIDTH RIGHT-OF-WAY);

**THENCE** NORTH 00 DEGREES 49 MINUTES 14 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 77.79 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 02 DEGREES 09 MINUTES 19 SECONDS EAST, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 244.20 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 04 DEGREES 57 MINUTES 07 SECONDS EAST, LEAVING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 518.86 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 07 DEGREES 14 MINUTES 01 SECONDS EAST, A DISTANCE OF 740.81 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 09 DEGREES 57 MINUTES 21 SECONDS EAST, A DISTANCE OF 761.14 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 11 DEGREES 55 MINUTES 25 SECONDS EAST, A DISTANCE OF 362.61 FEET TO A POINT FOR CORNER IN THE NORTH LINE OF SAID SOUTHWEST 1/4;

**THENCE** SOUTH 89 DEGREES 27 MINUTES 13 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 153.01 FEET TO A POINT FOR CORNER;

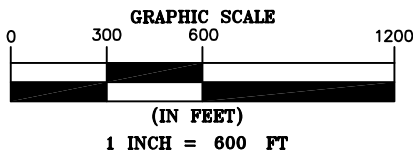
**THENCE** SOUTH 11 DEGREES 55 MINUTES 25 SECONDS WEST, LEAVING SAID NORTH LINE, A DISTANCE OF 390.22 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 09 DEGREES 57 MINUTES 21 SECONDS WEST, A DISTANCE OF 755.00 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 07 DEGREES 14 MINUTES 01 SECONDS WEST, A DISTANCE OF 734.26 FEET TO A POINT FOR CORNER;

**THENCE** SOUTH 04 DEGREES 57 MINUTES 07 SECONDS WEST, A DISTANCE OF 826.61 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 403,325 SQUARE FEET OR 9.259 ACRES OF LAND, MORE OR LESS.

## EXHIBIT 1



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N89°41'34"W	132.92
L2	N00°49'14"E	77.79
L3	N02°09'19"E	244.20
L4	N04°57'07"E	518.86
L5	N07°14'01"E	740.81
L6	N09°57'21"E	761.14
L7	N11°55'25"E	362.61
L8	S89°27'13"E	153.01
L9	S11°55'25"W	390.22
L10	S09°57'21"W	755.00
L11	S07°14'01"W	734.26
L12	S04°57'07"W	826.61

WELLS EXCHANGE FARM #2  
JOAN WELLS FAMILY  
FARMLAND 1, L.P.  
BOOK 4016 PAGE 724  
D.R.M.C.I.  
A\_ILRP\_PZ\_MA\_401  
A\_ILRP\_PZ\_MA\_402  
A\_ILRP\_PZ\_MA\_405

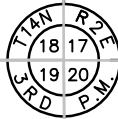
TRACT II  
LOGAN ENTERPRISES, INC.  
BOOK 2226, PAGE 562  
D.R.M.C.I.  
A\_ILRP\_PZ\_MA\_400

PROPOSED VARIABLE  
WIDTH EASEMENT  
9.259 ACRES  
(403,325 S.F.)

SECTION 17  
TOWNSHIP 14N  
RANGE 2E

SECTION 18  
TOWNSHIP 14N  
RANGE 2E

APPROXIMATE LOCATION  
COUNTY LINE



MACON COUNTY  
SHELBY COUNTY

SECTION 19  
TOWNSHIP 14N  
RANGE 2E

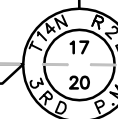
L2  
L1

P.O.B.

HILVETY ROAD

S89°41'34"E 1493.33'

TRACT I  
RUBY E. PORTER  
DOCUMENT NO. 11-2257  
D.R.S.C.I.  
A\_ILRP\_PZ\_SH\_241



P.O.R.

SECTION 20  
TOWNSHIP 14N  
RANGE 2E

## LEGEND

D.R.M.C.I.	DEED RECORDS MACON COUNTY, ILLINOIS
D.R.S.C.I.	DEED RECORDS SHELBY COUNTY, ILLINOIS
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
△	CALCULATED POINT
---	SECTION LINE (APPROXIMATE)
---	PROPERTY LINE (APPROXIMATE)
---	PROPOSED EASEMENT CENTERLINE
---	PROPOSED EASEMENT

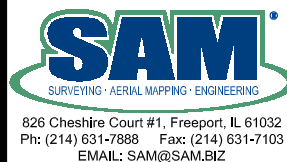
## NOTES:

- ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY.
- BOUNDARY LINES SHOWN HEREON ARE CALCULATED FROM BOTH RECORD INFORMATION AND PRELIMINARY ON THE GROUND SURVEY INFORMATION. FINAL EASEMENT DOCUMENTATION WILL BE PROVIDED UPON COMPLETION OF THE FINAL SURVEY.
- SURVEYING AND MAPPING ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION PROVIDED BY OTHERS.

STATE OF ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.006475

SHEET 02 OF 02

PROJECT: ILLINOIS RIVERS  
JOB NUMBER: 32359  
DATE: 04/08/2014  
SCALE: 1"=600'  
TRACT ID: A\_ILRP\_PZ\_MA\_400  
DRAWN BY: NAS



PURCHASE OPTION EXHIBIT  
150' TRANSMISSION LINE EASEMENT  
PANA TO MT. ZION  
SECTION 17, TOWNSHIP 14 NORTH, RANGE 2 EAST  
OF THE 3RD PRINCIPAL MERIDIAN  
MACON COUNTY, ILLINOIS

A\_ILRP\_PZ\_MA\_400\_POE.DWG